

# \$259,900 - 201, 5220 50a Avenue, Sylvan Lake

MLS® #A2232764

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,541 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Bright & Spacious End-Unit Townhouse in the Heart of Sylvan Lake. This 1,541 sq ft end-unit townhouse is ideally located in the desirable Rainbow Park subdivision—just one block from the Sylvan Lake Golf & Country Club, marina, restaurants, shopping, and the beach. The open-concept main level is filled with natural light from extra windows and features a generous living room with a gas fireplace, a spacious kitchen with ample cabinetry, an island with eating bar, and access to a west-facing deck with a natural gas hookup—perfect for evening BBQs. Upstairs, the loft-style primary bedroom offers an ensuite soaker tub and plenty of storage. With three bedrooms and two full bathrooms, this home is ideal for year-round living or a relaxing weekend escape. Additional features include: One dedicated parking stall right in front of the unit, Abundant visitor parking nearby, Condo fees that cover exterior maintenance, snow removal, landscaping, water, sewer and garbage, and a 2021 hot water tank. Enjoy low-maintenance living with a bright, welcoming layout in one of Sylvan Lake's best locations. Seller will be replacing some doors that need repair and will to replace kitchen fridge and stove with stainless to match.

Built in 1999

## Essential Information



MLS® #	A2232764
Price	\$259,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,541
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	1 and Half Storey
Status	Active

### Community Information

Address	201, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

### Exterior

Exterior Features	Balcony, Courtyard
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Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	6
Zoning	R5

### **Listing Details**

Listing Office	Red Key Realty & Property Management
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